

ECONOMIC CRITERIA

IN THE HAZARDOUS WASTE FACILITY SITING PROVISIONS

Of the siting provisions for 23 states, the following 11 states have “economic criteria” within the state provisions according to the information supplied.

Topic	Stage	State citation	Provision
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Arkansas

Locating a high impact solid waste management facility if economic benefits can be demonstrated	PA	[8-6-1504(b)]	<p>The presumption against the siting of high impact solid waste management facilities can be rebutted if it can be shown that there are incentives for the host community to accept the siting of the facility, such as:</p> <ul style="list-style-type: none"> ! increased employment opportunities, ! reasonable host fees, ! contributions by the facility to the community infrastructure, ! compensation to adjacent individual landowners for any assessed decrease in property values, or ! subsidization of community services.
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Connecticut

Considerations for adverse economic impacts	PA	[22a-122(b)]	In making a decision on an application for a certificate, the council shall consider the protection of the public from adverse impacts including but not limited to adverse economic impacts of the facility during its construction and operation and after its operation life.
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Department of economic development	PA	[22a-119(e)]	Prior to commencing a hearing on a proposed hazardous waste facility, the council shall consult with and solicit written comments from the department of economic development.
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Florida

Marketing Analysis (applies only to certification process)	NA/PA	[403.7841(1)(d)]	As part of the application for certification under the Statewide Multipurpose Hazardous Waste Facility Siting Act, the applicant must submit a marketing analysis of the economic viability and economic benefits of the proposed project.
Economic siting criteria (applies only to certification process)	NA/PA	62-733.040	<p>! The objective of the economic criteria is to maximize compatibility with the area's local and regional economic character.</p> <p>! The short- and long-term financial effects of the addition of the proposed facility to the host community must be considered. Both the economic incentives and benefits which will accrue to the municipality and the added burden of providing services to the facility are important factors.</p> <p>! The economic criteria that the Department will consider include, but are not limited to:</p> <ul style="list-style-type: none"> - Changes in tax revenues to the municipality. - Potential job opportunities to the community. - Sewer, water and electrical service to proposed site. - Adequacy of local fire, health, public safety and police services. - Changes in real estate values.

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Illinois

Character and value of surrounding area	PA	[39.2(a)(iii)]	The facility must be located so as to minimize incompatibility with the character of the surrounding area and to minimize the effect on the value of the surrounding property.
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Louisiana

Cost-benefit analysis of environmental impact costs versus social and economic benefits	PA	"IT Decision" Questions, p. 46	The permittee is required to perform a cost-benefit analysis, or at least a quantitative indication of the economic benefits and a qualitative description of the negative impacts expected from the proposed facility. Specific items to be addressed include:
Cost-benefit analysis: need assessment	PA	"IT Decision" Questions, p. 46	! Basis for the facility need assessment: <ul style="list-style-type: none"> - local or regional survey, - on-site versus off-site needs, - regional solid waste management benefit, - generic survey of solid waste needs (compatibility with master plan).
Cost-benefit analysis: positive economic effects	PA	"IT Decision" Questions, p. 46	! Assessment of the positive economic effects on the local community: <ul style="list-style-type: none"> - number of permanent jobs to be created, - expected annual payroll, - expected economic multiplier based on expected annual payroll, - expected tax base and who will receive benefits.

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Cost-benefit analysis: potential negative economic effects	PA	"IT Decision" Questions, p. 46	! Assessment of the potential negative economic effects on the local community: <ul style="list-style-type: none"> - possible effects on property values; - rise in public costs for police and fire protection, medical facilities, schools and roads; - the potential of the prospective site for precluding economic development because of risk associated with establishing businesses or industries adjacent to the proposed facility.
Cost-benefit analysis: transportation impacts	PA	"IT Decision" Questions, p. 47	! The role of transportation in choosing the proposed site: <ul style="list-style-type: none"> - mode of transportation (truck, rail, barge, other); - geographic area to be served; - increase in local traffic volume (whether local roads can handle traffic volume and the weight of trucks).

Massachusetts

Socio-economic appendix	PPA	[21D:10] 990 CMR 10.01(6)	<p>For each hazardous waste site under consideration, the developer prepares a preliminary project impact report, including a Socio-economic appendix. The SEA assesses the probable socio-economic impacts (both positive and negative) of the proposed project and of the alternatives considered in the Environmental Impact Report. It will also describe feasible measures to minimize any adverse socio-economic impacts.</p> <p>Within 30 days of the determination that the final SEA is adequate, the council declares a siting agreement to be operative and in full force and effort.</p>
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Mississippi

Local Advisory Committee may consider economic factors	NA	[17-18-35(1)]	<p>As part of its duties, the designated site Local Advisory Committee may:</p> <ul style="list-style-type: none"> ☐ study the costs and benefits associated with the State commercial hazardous waste management facility, and ☐ assess the potential local environmental and socioeconomic impacts of the facility.
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New York

Public expense/revenue tradeoffs	PA	261.7(b)(6)	<p>The short- and long-term financial effects of the addition of the proposed facility to the municipality shall be considered. Both the increased tax revenues and the added burden of providing services to the facility are important.</p> <p>Public expense/revenue tradeoffs</p> <ul style="list-style-type: none"> ! Most favorable--public revenues associated with the facility would far exceed the public expenses that are likely to be incurred over the short- and long-term (i.e., the first 20 years of operation). ! Less favorable--public revenues associated with the facility would only marginally exceed the public expenses that are likely to be incurred over the short- and long-term (i.e., first 20 years of operation). ! Least favorable--public expenses associated with the proposed facility would be greater than the public revenues that are expected to accrue over the short-and long-term (i.e., first 20 years of operation).
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Pennsylvania

Impact on revenues to local jurisdictions	PA	269.49(a)	If a treatment or disposal facility will result in a net loss of revenues to local jurisdictions (i.e., the host and contiguous municipalities and municipalities contiguous to the transportation corridor to the nearest interstate or limited access highway), the applicant shall provide information and analyses to allow the Department to assess compensation needed to offset actual net loss of revenues to local jurisdictions caused by the proposed facility.
Impact on cost of services provided by local government	PA	269.49(b)	If a treatment or disposal facility will result in a net increase in the cost of services provided by local government, the applicant shall provide information and analyses to allow the Department to assess compensation needed to offset net increases in the cost of services.
Impact on local economy	PA	269.49(c)	If a treatment or disposal facility will adversely affect the local economy , the applicant shall provide information and analyses to allow the Department to assess employment and future economic development generated as a result of the location of the facility which may offset a decrease in the local economy.
Cost of monitoring of the facility	PA	269.49(d)	<p>! If a treatment or disposal facility will result in a net increase in cost of monitoring the facility by local government, the applicant shall provide information and analyses to allow the Department to assess the need for compensation for technical assistance which may offset these costs.</p> <p>! The applicant shall assess provisions for site access by local government.</p>
Impact on property values	PA	269.49(e)	The applicant shall provide information and analyses to allow the Department to assess a change in market value of property within the local government caused by operation of the treatment or disposal facility and means by which operation of the proposed facility may offset the change.

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Tennessee

Economic impact	PA	1200-1-14-.03(2)(m)	The owner or operator of a proposed new commercial facility must demonstrate to the satisfaction of the Commissioner that the adverse economic impacts of constructing and operating the proposed facility (at the selected site) on the local community and the surrounding communities have been minimized.
		1200-1-14-.03(4)(q)	<p>The owner or operator of a proposed new commercial facility must submit a report documenting the results of a study evaluating the economic impacts the proposed facility would have on the local community and surrounding communities. The economic impact shall be projected based on the following facts assessed over the period beginning with the initiation of construction and extending through the expected operating life of the facility or - for disposal facilities - through the post-closure care period:</p> <ul style="list-style-type: none"> C effects on property values; C tax revenue to be generated and/or other direct compensation to the community; C effects on employment (e.g., increases or decreases in job opportunities and/or personal incomes); C increases in public expenditures for services such as police protection, fire and emergency response, sewers, water, electricity, roads, schools, etc.; C decreases in hazardous waste management costs to local, State, or regional generators; and C attractiveness to existing or potential industrial neighbors.

Texas

Economic and other practical criteria	PPA PA	[361.106] 335.205(b)	A new hazardous waste landfill or areal expansion of an existing HW landfill will not be permitted if there is a practical, economic, and feasible alternative to the landfill that is reasonably available to manage the types and classes of hazardous waste that might be disposed of at the landfill.
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